

UMP-14-01
16-UNIT ATTACHED LIVE/WORK UNITS
2026 Placentia Avenue

DEVELOPMENT CONCEPT

The 0.78-acre site is zoned MG (General Industrial) and has a General Plan land use designation of Light Industrial. The proposal includes 16 detached live/work units on the former Wonder Bread site located at 2026 Placentia Avenue.

The proposed 0.78-acre site contains one parcel north of 20th Street abutting light manufacturing and warehousing uses to the north and south. The site is currently developed with a single story building 8,295 square feet in area.

Traffic Evaluation

The Transportation Division completed a preliminary trip generation analysis to compare the proposed 16 unit project to existing conditions and General Plan conditions (full build out). The preliminary projections (227 daily trips) indicate that the proposed development would generate more trips compared to the existing light manufacturing use of the building and the potential General Plan build out pursuant to the General Plan land use designations. Given the limited number of units, the project will not be required to submit a traffic study but will be subject to traffic mitigation fees.

Preliminary Trip Generation Analysis

Land use	Density/Intensity	AM	PM	Daily
Proposed Live/Work Units – blended office/retail	16	19	24	227
Existing Uses (MG Zoning)	8,295 SF	8	8	58
General Plan Build Out (MG Zoning)	11,892 SF .35 FAR	11	12	83

Parking

The proposed 16 live/work units are detached and include a 250 square foot workspace on the ground floor. The living areas are different from the previous live/work projects in that the kitchen and living areas are on the third level connecting to the roof deck on the 4th level. Each unit is provided with a two-car garage and one open parking space consistent with the parking requirements of Mesa West Bluffs Urban Plan for live/work units up to 2,000 square feet in area.

To comply with the parking standards, the applicant is proposing 32 garage spaces and 18 open parking spaces (2 tandem) for a total of 50 spaces. Two of these spaces are proposed as parallel parking along the rear alley. The project requires a minimum of 24 enclosed spaces and 24 open parking spaces for a total of 48 spaces.

DEVELOPMENT FLEXIBILITY IN URBAN PLANS

The Urban Plans provide incentives for ownership housing by allowing deviations from development standards, subject to the approval of the Planning Commission. The applicant is requesting "development flexibility" from the Urban Plan standards.

DEVIATION FROM DEVELOPMENT STANDARDS

The Urban Plans allow development flexibility in exchange for quality projects that meet the Urban Plan vision. The applicant is proposing 16 detached live/work units for ownership consistent with the visions of the urban plans. The final development plan requires approval by the Planning Commission and would require compliance with the following development standards. The project meets most development standards; however the following minor deviations would be applicable to the project; deviations from these standards would be subject to approval of the Planning Commission.

- Landscape setback along the alley; the minimum requirement is five feet. The applicant is proposing two parking spaces and two trash bins taking access from the alley reducing this setback area to a minimum of two feet in most areas.
- The project meets the overall parking requirement and provides two additional parking spaces; however, 32 garage spaces are proposed instead of the required 24 spaces. Six of the required open parking spaces are provided in the proposed garage spaces.

In addition, Live/work units are required to provide on-site amenities. While an open space area is shown on the site plan, additional on-site amenities such as picnic or gathering outdoor areas will be required.

MERITS OF THE URBAN PLAN SCREENING REQUEST

Following is a summary of the merits of a proposed live/work project at this location:

1. *Project meets objectives of the Mesa West Bluffs Urban Plan.* The project includes urban housing in the form of townhouse live/work units. All units include an adequate (250 SF) ground floor office or work space that is attractive to professionals who operate from home and small service and retail uses with limited customer traffic, consultants, artist and designers, etc.
2. *Project location is appropriate for the proposed land use.* The project site is separated from other residential uses with an alley on the west side. The site is bounded by light industrial and warehouses uses to the north and south; however, there are no heavy industries in proximity of the site. In addition, this site is located opposite of a recently approved 36-unit live/work project at 2025 Placentia Avenue. Both projects in addition to the 14-unit project approved at 2075 Placentia Avenue will provide a total of 66 live/work units along the 2000 block of Placentia Avenue. The urban plans envisioned that a live/work development would be compatible with the light industrial surrounding uses, with the use of adequate sound walls and construction assemblies to achieve the allowable interior noise standards. The project will incorporate sound walls, and exterior wall assemblies that would reduce interior noise to acceptable levels.
3. *Proposed Development is consistent with the objectives of the Zoning Code and Urban Plan.* The proposed live/work development is consistent with the goals and policies of the General Plan and live/work development standards of the Mesa West Bluffs Urban Plan. The proposed development generally meets the setback requirements and development standards.